

## PROPERTY/PARCEL EVALUATION SHEET

### Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-048 & 5008-015-049

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-048 & 5008-015-049

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

**The following criteria is used to document how the site qualifies under CDBG regulations 570.483.**

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
  - ☐ (2) Abandonment of properties
  - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
  - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
  - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

**Site Description:**

☐ Vacant Land

or

☒ Building

**Level of Blight:**

- ☐ Maintenance
- ☒ Rehabilitation
- ☐ Dilapidation

**Description of conditions:**

- ☐ (A) Property Abandonment:
- ☒ (B) Physical Deterioration:
- ☒ (C) Faulty Exterior:
- ☐ (D) Obsolescence:
- ☐ (E) Irregular Parcels:
- ☒ (F) Mixed Character & Shifting of Uses:
- ☒ (G) Signage Issues:
- ☐ (H) Disabled Access Issues:
- ☐ (I) Inadequate Public Improvements:

## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043



Deteriorating free standing sign



Inharmonious signage exceeds code limits



Excessive landscape – weeds on building walls



Deteriorating light poles



## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)



Parking lot/drive way in need of repair



Parking lot pavement cracked



Trash bins in plain view



Graffiti on sidewalk

## **PROPERTY/PARCEL EVALUATION SHEET**

### **Slauson/Overhill Revitalization Project**

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (Parking Lot)

Assessor Parcel No: 5008-015-046

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## PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (Parking Lot)

Assessor Parcel No. (APN) 5008-015-046

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

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**Site Description:** ☐ Vacant Land or ☒ Building

**Level of Blight:**

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☐ Rehabilitation  
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## **PHOTO DOCUMENTATION**

### **Slauson/Overhill Revitalization Project**

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043



Overgrown vegetation on parking lot



Bent light poles in need of repair



Light poles in need of paint



Damaged fence/cracked stucco



## **PHOTO DOCUMENTATION**

### **SLAUSON/OVERHILL REVITALIZATION PROJECT**

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)



Sloping lot does not allow for expansion



Re-pavement needed



Pole installation on verge of collapse



Cracked pavement



## **PROPERTY/PARCEL EVALUATION SHEET**

### **Slauson/Overhill Revitalization Project**

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5009-003-022, 5009-009-053, 5009-009-064

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5009-003-022, 5009-009-053, 5009-009-064

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

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## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043

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Abandoned building/vacant storefront



Deteriorating canopy



Parking lot surface with cracks, holes, uneven



Deteriorating landscape – dead plants/grass



## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043 (con't)



Trash/rubbish in plain view – on parking lot



Wood covers potholes rather than steel plates



Inharmonious/inconsistent signage



Signage in disrepair & peeling paint



## **PROPERTY/PARCEL EVALUATION SHEET**

### **Slauson/Overhill Revitalization Project**

Date: 08/31/11

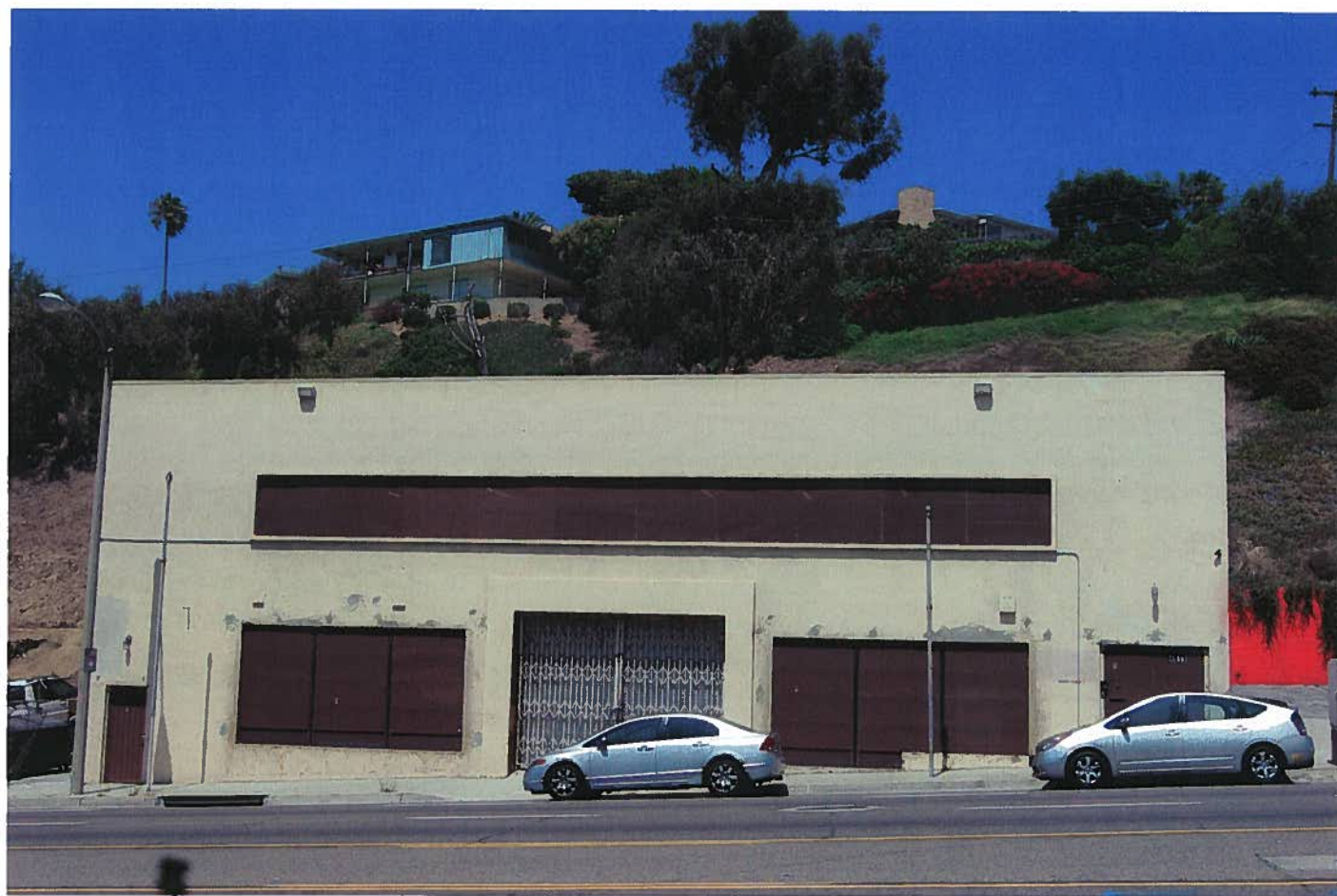
Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5009-009-054, 5009-009-065

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5009-009-054, 5009-009-065

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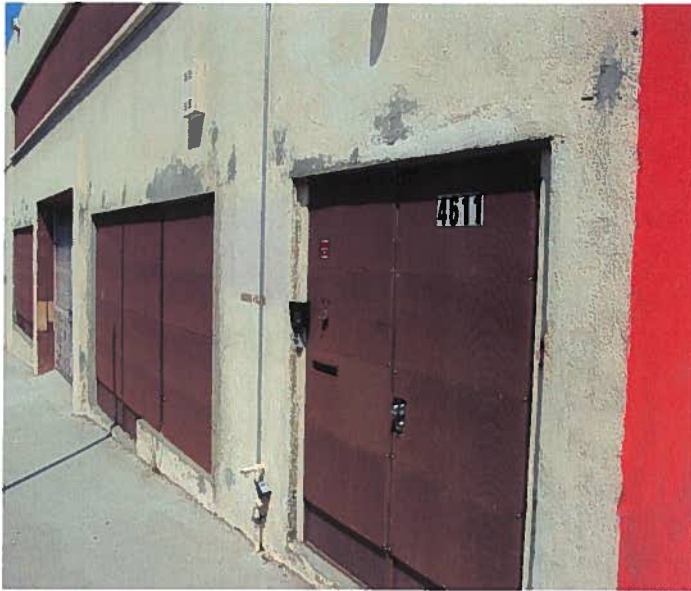


## **PHOTO DOCUMENTATION**

### **Slauson/Overhill Revitalization Project**

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043

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Unfinished paint



Rust on entryway doors



Deteriorating/holes in stucco



Sidewalk in need of repair

## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043 (con't)



Fence in disrepair/garbage dumpsters in plain view



Mismatched building paint colors



No building signage



Entryway may lack ADA compliance



## PROPERTY/PARCEL EVALUATION SHEET

### Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: No Address On File

Assessor Parcel No: 5009-009-055, 5009-009-056, 5009-009-066 & 5009-009-067

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: No Address on File

Assessor Parcel No. (APN) 5009-009-055, 5009-009-056, 5009-009-066 & 5009-009-067

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

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## **PHOTO DOCUMENTATION**

### **Slauson/Overhill Revitalization Project**

Address of Parcel: 5009-009-055, 5009-009-056, 5009-009-066 & 5009-009-067



Dead plants or grass/trash



Unimproved vacant lot



Unpaved driveway/unused vacant lot



Sloping landscape



## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 5009-009-055, 5009-009-056, 5009-009-066 & 5009-009-067 (con't)



Inharmonious/inconsistent signage placement



Uneven lot does not allow for development



Uneven lot does not allow for development



Trash/rubbish/dead weeds on property



## PROPERTY/PARCEL EVALUATION SHEET

### Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4508 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-009

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4508 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 4019-012-009

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

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**Site Description:** ☐ Vacant Land or ☒ Building

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☐ (G) Signage Issues:  
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## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4508 West Slauson Avenue Los Angeles, CA 90043



Paint overspray



Cracked Stucco



Leaking roof/water damage



Sidewalk in need of repair

## **PHOTO DOCUMENTATION**

### **Slauson/Overhill Revitalization Project**

Address of Parcel: 4508 West Slauson Avenue Los Angeles, CA 90043 (con't)



Deteriorating/rotting wood



Peeling paint



## PROPERTY/PARCEL EVALUATION SHEET

### Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-008

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## PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 4019-012-008

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

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**Site Description:**

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or

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- ☐ (I) Inadequate Public Improvements:

## PHOTO DOCUMENTATION

### SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043

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Peeling paint/unfinished paint on brick facade



Cracked stucco



Stucco on building façade deteriorating



Uneven sidewalk/ in need of repair



## PHOTO DOCUMENTATION

### SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043 (con't)



Cracked driveway



Trash bin in plain view



Graffiti abatement overspray



Stucco cracked – painting needed

## **PROPERTY/PARCEL EVALUATION SHEET**

### **Slauson/Overhill Revitalization Project**

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4560 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-005, 4019-012-006 & 4019-012-007

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4560 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 4019-012-005, 4019-012-006 & 4019-012-007

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

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**Site Description:** ☐ Vacant Land or ☒ Building

**Level of Blight:**

- ☒ Maintenance  
☐ Rehabilitation  
☐ Dilapidation

**Description of conditions:**

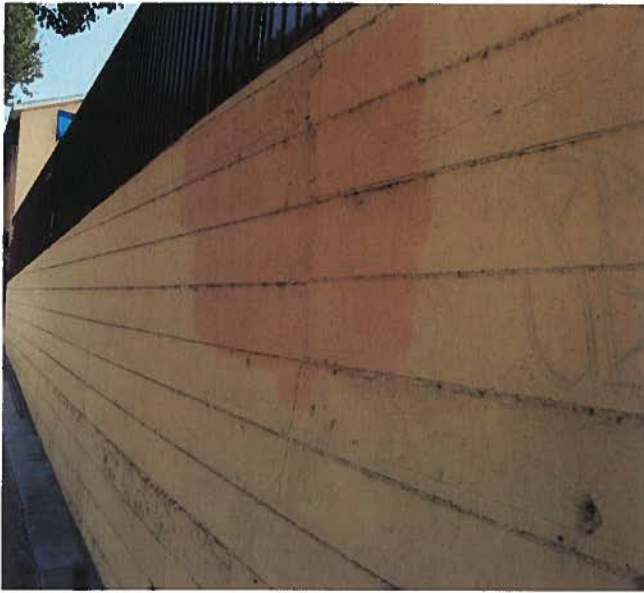
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## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4560 West Slauson Avenue Los Angeles, CA 90043

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Paint overspray/mismatched colors



Cracked stucco/graffiti



Graffiti on walls/side entry gate



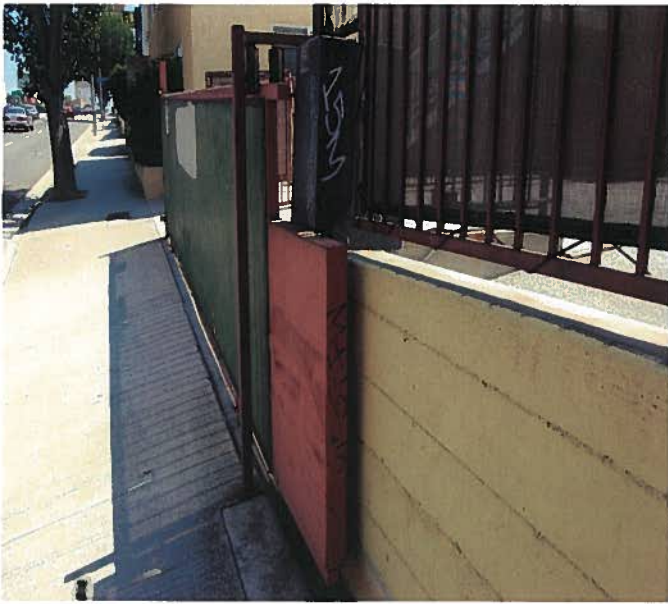
Uneven sidewalk/ in need of repair



## PHOTO DOCUMENTATION

### SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4560 West Slauson Avenue Los Angeles, CA 90043 (con't)



Graffiti on gate entryway



Code enforcement – illegal banners

## PROPERTY/PARCEL EVALUATION SHEET

### Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: No Address On File

Assessor Parcel No: 4019-012-004

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: No Address on File

Assessor Parcel No. (APN) 4019-012-004

Existing use/Bldg. Type: Vacant Lot Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

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## **PHOTO DOCUMENTATION**

### **Slauson/Overhill Revitalization Project**

Address of Parcel: 4019-012-004

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Inability to do new development/slope



Incompatible land use



Excessive weeds/unused vacant lot



Inability to access lot/unpaved driveway



## **PROPERTY/PARCEL EVALUATION SHEET**

### **Slauson/Overhill Revitalization Project**

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4622 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-003

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## **PROPERTY/PARCEL EVALUATION FORM**

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Address of Parcel: 4622 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 4019-012-003

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

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## **PHOTO DOCUMENTATION**

### **Slauson/Overhill Revitalization Project**

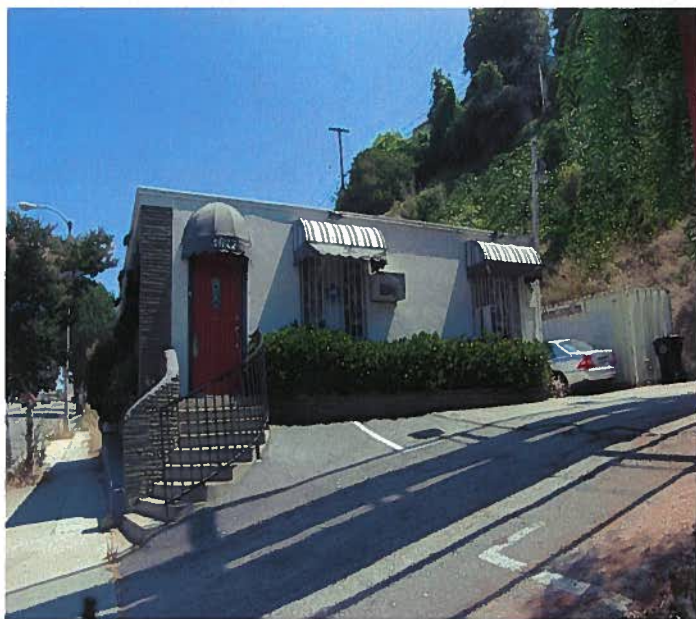
Address of Parcel: 4622 West Slauson Avenue Los Angeles, CA 90043



**Graffiti on building**



**Trash/rubbish in plain view**



**Driveway dismantled/in need of repair**



**Sidewalk in need of repair/maintenance**

## PROPERTY/PARCEL EVALUATION SHEET

### Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-002

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## **PROPERTY/PARCEL EVALUATION FORM**

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 4019-012-002

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

**The following criteria is used to document how the site qualifies under CDBG regulations 570.483.**

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
  - ☒ (2) Abandonment of properties
  - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
  - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
  - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

**Site Description:** ☐ Vacant Land or ☒ Building

**Level of Blight:**

- ☐ Maintenance  
☐ Rehabilitation  
☒ Dilapidation

**Description of conditions:**

- ☒ (A) Property Abandonment:  
☒ (B) Physical Deterioration:  
☒ (C) Faulty Exterior:  
☒ (D) Obsolescence:  
☒ (E) Irregular Parcels:  
☐ (F) Mixed Character & Shifting of Uses:  
☐ (G) Signage Issues:  
☐ (H) Disabled Access Issues:  
☐ (I) Inadequate Public Improvements:

## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043

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Deteriorating canopy



No permanent structure on property



Driveway dismantled/in need of repair



Overgrown vegetation takes up most of lot



## PHOTO DOCUMENTATION

### SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043 (con't)



Graffiti on property



Inability to do development on sloping lot

## PROPERTY/PARCEL EVALUATION SHEET

### Slauson/Overhill Revitalization Project

Date: 08/31/11

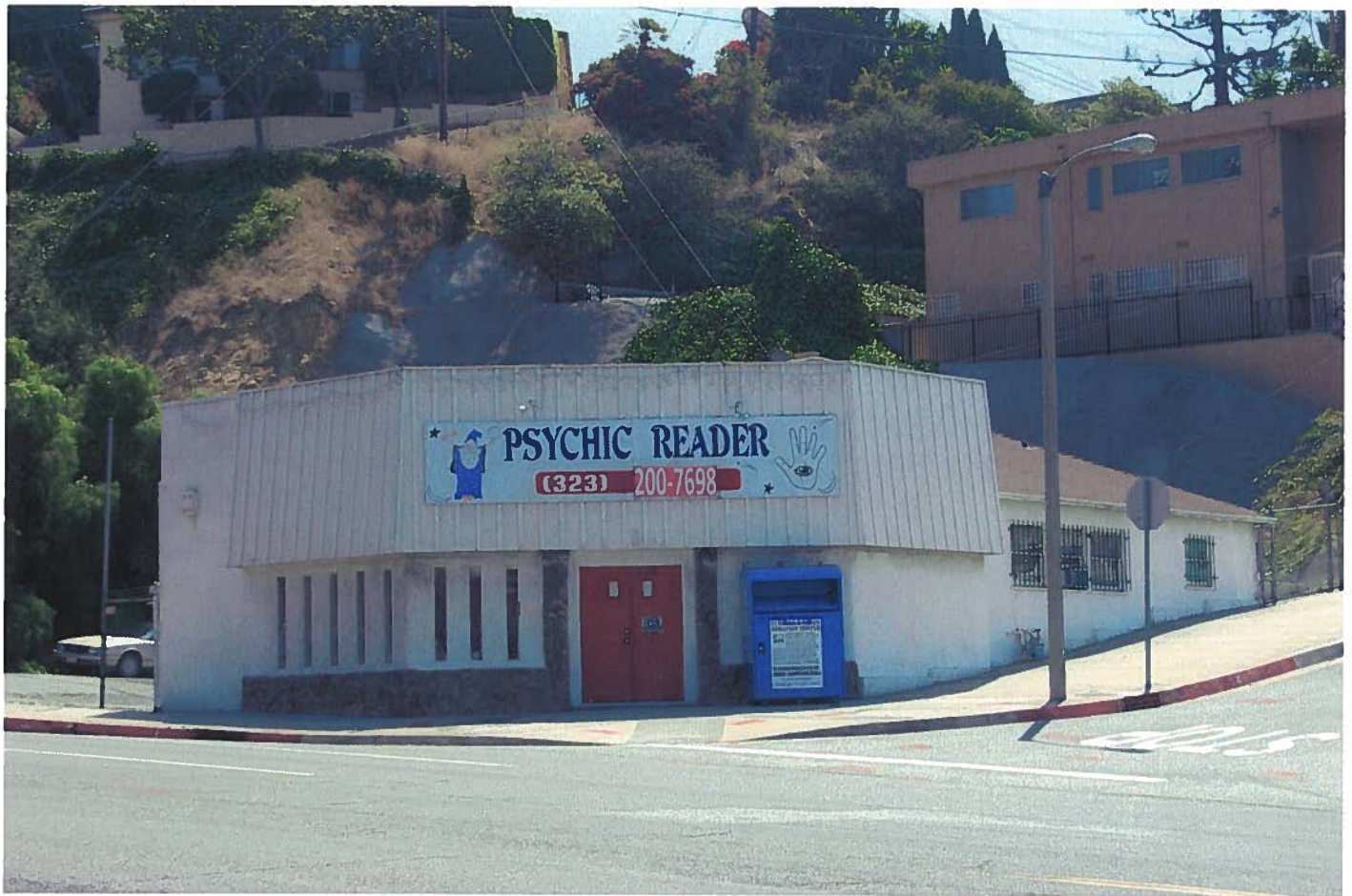
Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4634 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-001

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## PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/31/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4634 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 4019-012-001

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## PHOTO DOCUMENTATION

### Slauson/Overhill Revitalization Project

Address of Parcel: 4634 West Slauson Avenue Los Angeles, CA 90043



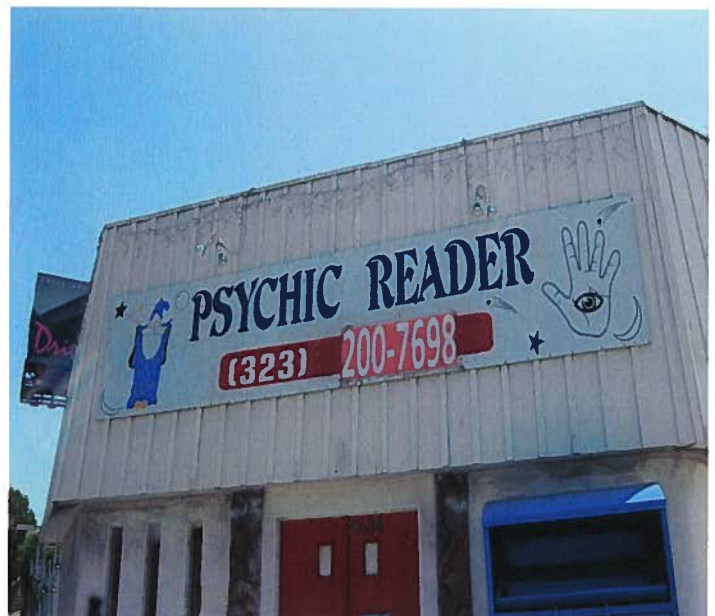
Unfinished paint – deferred maintenance



Deteriorating wood siding on roof



Deteriorating/holes in stucco



Signage in need of repair/unfinished paint